Cavitt Richmond Homes

Luxury Features for Shady Oaks Estates

201 Roble Roja Drive

Mechanical and Energy:

Post Tension Foundation design, with rebar reinforcement, 3000 psi concrete.
100% Masonry Construction on four sides (Austin Limestone, Brick, or Stucco).
Atlas Pinnacle 30 year architectural dimensioned asphalt roofing shingles.
Super Tuff-R high performance foam board barrier to outside air, moisture, temperature, and sound.
General Aluminum Low-E 1500/1900 Series dual pane windows. Adobe frames, internal grids on front.
Metal Clad exterior secondary doors with insulated glass and internal privacy blinds at bedroom locations.
Continuous Vented Soffit system w/vented ridges for maximum attic cooling.
R-17 Wall insulation (including R-3.6 foamcore) and R-38 Blown ceiling insulation.
Windows and Exterior Doors polysealed throughout.
High Efficiency Lennox Heat Pump rated at 14.0 SEER with two-zone damper system.
Honeywell Vision Pro 6000 touch screen fully programable thermostats (TH6220).
Propane stub for gas logs in living room fireplace, cooktop and rear patio.
Interior Soundproofing at all bath and laundry areas.
Dual quick recovery water heaters (50gal + 65gal) in optimized locations.
Pre-plumbed for Water Softener Unit
Large covered patio with custom T&G cedar style ceiling and cedar trim.
4 Car Side Entry Garage, finished inside complete w/ baseboards, attic access and flourescent lighting.
Ample, well lit storage space above garage area (250-300 sf).
Heavy duty 16x7 and 16x7 steel raised panel garage doors with openers.

Interior and Decor:

Pittsburg Paints custom enamel paint two-tone decorator selected package.
Custom Oak cabinets throughout w/ raised panel doors, concealed hinges, adj. shelving.
Masonite Two Panel Arch Top interior doors w/ oil rubbed bronze hardware., hinges and doorstops.
Safe'N Sound solid core doors at all bedroom locations.
Solid Mahogany "Classic Texas Star" 3' front door w/Patina Iron Caming Design.
Custom interior decorator details, including textured walls in main living areas, arched top windows, custom ceiling designs, interior stone fireplace wall, rounded corners, and select crown mouldings.
Granite countertops (3cm) in kitchen and bathrooms vanities w/tile or natural stone backsplash.
Stainless Steel two compartment undermount 60/40 designer kitchen sink w/intregal sprayer.
Woodburning or propane gas fireplace w/ floor to ceiling custom masonry facing and raised hearth.
Built-in corner niche in formal dining w/ granite top

Interior and Decor continued:

Jacuzzi "Riva" 5' jetted oval acrylic tub in master bath w/full surround tile/stone decking.
Separate oversized custom master shower w/multiple shower heads and seating
Kohler cast-iron tub/shower in hall bath, full tile shower in third bath.
Upgraded Delta Rubbed Bronze bath fixtures throughout
Exhaust Fans in all bathrooms.
Stainless Steel Utility sink in Laundry Room.
Walk-in closets w/ extensive custom shelving or sliding bi-pass doors in wardrobe closets.
200 AMP Main service panel with sub-panel for bedroom circuits.
"Decora" smooth wall switches and GFI outlets throughout.
Floor Outlet in Family Room.
GE Smart Connection low-voltage center for all cable TV (RG-6) and multi-line phone (Cat5) connectivity.
TV and Telephone pre-wired for 2 lines in all bedrooms, office, and desk area.
Upgraded lighting package w/ ceiling fans in all bedrooms, living and family.
Recessed cans, spotlighting, accent, undercabinet lighting and other indirect lighting all standard.

Appliances:

Whirlpool Cooktop: 30" wide natural gas Cooktop, four sealed burners Power™ Burner, infinite heat controls, electronic pilotless ignition, black full-width matte-finish cast-iron grates, stainless steel maintop with "Formed Styling" Model # SCS3017RS

WHIRLPOOL SINGLE WALL OVEN: 30" wide Wall Oven, electric, 4.1 cuft capacity, AccuBake™ temperature management system (microprocessor and platinum sensor combine to ensure accurate and even temperatures), EZ- Touch™ 300 electronic controls, exclusive preheat countdown, pyrolytic self-cleaning, dual interior lights, extra-large EasyView™ window, flush-to-cabinet design, black/stainless steel exterior Model # RBS305PRS

WHIRLPOOL MICROWAVE OVEN: 1.7 cuft Microwave Oven, Gold® Series, stoppable 14" glass turntable, 10-level variable cooking power, 1200 cooking watts, MaxWave™ Cooking system provides uniform heating, Sensor Cook (takes the guesswork out of microwaving), includes Hold Warm cycle, Jet Start™ Control allows one touch of 30 second cooking at 100% power, black control panel with stainless steel exterior Model # GT4175SPS

WHIRLPOOL DISHWASHER: 24" Dishwasher, Gold® Series, Quiet Partner™ III sound reduction system, electronic controls with cycle-countdown display, Tall Tub design accommodates 14 five-piece place settings, 5 cycles (Pots & Pans, Glass Xpress™, Normal, Light and Rinse Only), internal water heater, NSF-approved sanitization, 100% usable racks, black console, stainless steel front door panel
Model # GU2455XTSS

WHIRLPOOL HOOD: 30" wide X 7¼" high X 20" deep Hood, Gold® Series, up to 220 cfm, 2-speed rocker switch, 2-level dual halogen lighting, washable grease filters, vents to the exterior via 7" round or 3¼" X10" rectangular duct, rounded canopy, stainless steel construction. Model # GZ5730XRS

Flooring:
Main Floor : 18" x 18" Umbria Savera Travertine Filled and Honed
Bedrooms: Aladdin by Mohawk Everstrand with ScotchGuard
Style: 5854 Desert Charm / Color: TBD

Exterior and Safety:

100% underground utilities.
Above Ground Propane tank (320g)
12' Wide concrete driveway, patios, porches and extra wide walkways.
Broom Finish standard
Circle drive optional.
Deluxe Landscape and Irrigation package for front yard areas. (subject to allowance)
Pre-wired for Security System incl motion w/all doors & windows contacted.
Switched exterior Christmas light receptacle for easy holiday exterior illumination.
Exterior rear security double floodlights.
Security deadbolts on all exterior doors.
Delta scald-free shower faucets.
GFCI outlets in all "wet" locations.

Note: Richmond Homes may elect from time to time to vary from standard features and/ or substitute w/upgraded or similar brand names or materials. As Built features supercede standard home features. Subject to change without notice.

Contact: CavittRichmondHomes.com